



## Addendum #2

---

To Memorandum dated April 28, 2023

TO: Patrick Deschenes, Director of Community and Economic Development

FROM: Tyler Maren, AICP, Senior Planner  
Judi Barrett, Principal-in-Charge

RE: Final Supplemental Analysis of Potential District Compliance, MBTA Communities Law

DATE: September 19, 2023

This is the second addendum to an initial memorandum dated April 28, 2023 ("Memo 1"), the first addendum being dated June 20, 2023. This document describes additional modeling of a scenario focused on the Central Business District (CBD) that includes additional adjacent parcels identified by Town staff.

Our analysis is based on the revised Section 3A Guidelines dated August 17, 2023. See Memo 1 and the first addendum for more detailed descriptions of the scenarios previously presented to the Town.

Attachment A contains maps of the sites modeled for the two new scenarios described in this addendum.

## Technical Review: Scenario Modeling

---

### NEW SCENARIO: EXPANDED CBD

In the previous memo addendum, we found that the area of downtown Walpole initially identified by the Town was so large that to achieve a district-wide density of 15 units per acre, the zoned capacity would have to be well above the 1,506 unit minimum. Our goal with this round of modeling was to test a more modestly sized district in the same area (see Attachment A for proposed district boundaries).

Table 1 shows that with a total area of about 76 units, the proposed district could be zoned for the required minimum of 1,506 units at a density of about 20 units per acre. Unlike previous scenarios, we used a floor area ratio (FAR) rather than a specific units-per-acre cap to control for density. The FAR of 0.75 used in this scenario means that on any given lot, a developer could propose a project with a total floor area of up to 75 percent of the total area of that lot.

The minimum lot size of 7,000 square feet cannot be increased without also adjusting other parameters, as nonconforming lots cannot produce units in the compliance model. This scenario is located almost entirely within a half mile of the Walpole Commuter Rail Station, so the Town would easily meet all station area requirements.

<b>Table 1: Summary of Potential MBTA Communities District: Expanded CBD</b>	
<b>Model Results</b>	
Area (acres)	75.8
Unit Yield	1,508
Gross Density (units/acre)	20.1
<b>Selected Dimensional Regulations</b>	
Max. Floor Area Ratio (FAR)	0.75
Min. lot size (sq. ft.)	7,000
Max. building height (stories)	3
Max. lot coverage	70%
Parking spaces per unit	1.5

There were no significant issues using the provided parcels to create a compliant district. As in previous scenarios, the Town should still be aware that this proposed MBTA Communities overlay district cannot require mixed use development. Developers could still choose the underlying mixed-use regulations already implemented in the CBD, but this new zoning would provide them an alternative.

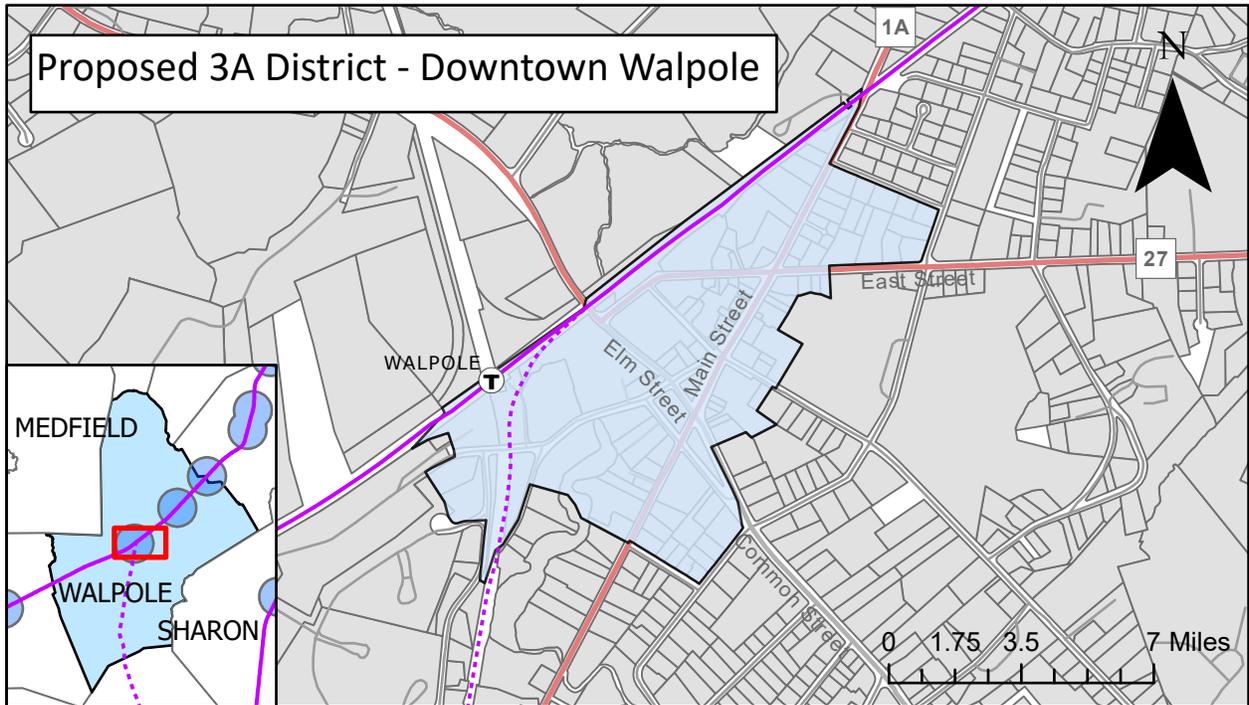


# Attachment A

---

## Maps of Draft MBTA Communities District





**Legend**

- |                                       |                                    |                          |
|---------------------------------------|------------------------------------|--------------------------|
| Regular Service Commuter Rail         | Limited Access Highway             | Proposed 3A District     |
| Used Seasonally or for Special Events | Multi-lane Hwy, not limited access | Parcels Outside District |
| Density Denominator Deductions        | Other Numbered Highway             |                          |
| Transit Station Half Mile Radius      | Major Road, Collector              |                          |
|                                       | Ramp                               |                          |